



Chilcroft
traditional excellence

FAO Arun District Council

Re: Holly Tree Cottage, The Street, Walberton – Additional Information concerning the listed building

1st April 2019

Dear Sir/Madam,

As Historic Building Consultants, Chilcroft Heritage Planning have been brought in to advise on a proposed first floor extension to the Grade 2 listed building. A site visit has been conducted and an assessment made as to the significance of the listed building as a designated heritage asset.

The cottage dates from the 18th Century and is set out over two storeys with a central door and two windows, with chimney stacks constructed into the gable ends. The oldest portion of the dwelling, nearest The Street, is faced with cobbles and red brick dressings. To the rear of the dwelling, there is a two storey brick built extension which dates from the late 19th Century with two gables and casement windows. The cottage was originally constructed as two separate dwellings and this remains evident from inside the house where the original floorplan remains intact, including the two side-by-side staircases. The original building is timber framed with brick and cobbled infill and many of the timbers remain exposed from the inside of the building. The brick built 19th Century portion of the building is set just below the ridge height of the 18th Century roof and is subservient to the older section of the building. The dwelling has been further extended in the 21st Century with a single storey extension to the rear of the building. The extension has been centered between the original two dwelling houses of the building which allows the rear elevation of the building to be better read and understood by way of its historic past.

The proposed first floor extension would utilise the existing 21st Century extension footprint and maintain the symmetry of the historic building. Having reviewed the previously proposed design that was refused in relation to the historic building, we determined that the two gables at the rear of the building are of heritage significance to the listed building and an understanding of its evolution. Although they may not be part of the original 18th Century portion of the building and can only be viewed from the rear of the building, their presence in relation to the evolution of the building remains a key feature and the previously refused design failed to take account of this. In view of this, we recommend that any subsequent design takes better account of the significance of this rear elevation of the building, respects the gable ends and that the first floor extension as a whole is capable of remaining subservient to the 18th and 19th Century portions of the dwelling.

The revised design proposal would see the gable end of the proposed first floor extension reduced to below the height of the two historic gables at the rear of the building, leaving the ridge height of the proposed extension comfortably below that of the 19th Century extension. This would show a clear distinction between old and new and ensure that the proposal remains subservient to the original historic part of the building.

The design of the proposed extension has been designed to emulate the vernacular design of the existing building and its use of materials. The use of a hipped roof was also considered as part of the design considerations however, we would favour the use of a gable end as this is consistent with the use of other gables at the sides and end of the building. The proposed extension would use brick and casement windows which is also consistent with the existing architecture of the building. The design proposals are consistent with Historic England best practice *Conservation Principles Policies and Guidance* (2008). These subtle and yet significant changes will ensure that the fundamental significance of the listed building is maintained without causing harm to the designated heritage asset.

In conclusion, the proposal is supportive of Holly Tree Cottage's status as a Grade II listed building, as being "of special interest, warranting every effort to preserve" (Historic England, 2015). The proposal has therefore met with the requirements of Para.189 of the NPPF (2018) to consider the impact of the proposal on a heritage asset in accordance with the significance of the heritage asset. The proposal will remain subservient to the listed building and ensure that the historic portion of the building remains the focal point. The heritage assessment has identified the elements that make up the significance of the heritage asset and sought to encourage a design that is both respectful of these and also capable of enhancing the overall significance of the building. The proposed design fully complies with this. The location of the proposed single storey extension would utilise an existing 21st Century portion of the existing building and not involve the loss of any original historic fabric. The proposal would not harm the historic fabric of the building or result in a loss of significance.

In view of this, we believe the revised design to be acceptable in relation to the listed building.

Yours sincerely,

